

**Deferred Agenda  
Committee on Zoning, Landmarks & Building Standards  
May 17, 2016**

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**NO.18505 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6395**

**Common Address:** 3817-45 N Broadway; 731-735 W Sheridan Road

**Applicant:** 3817-45 N Broadway Inc

**Owner:** 3817-45 N Broadway Inc

**Attorney:** Thomas Moore

**Change Request:** B3-5 Community Shopping District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District, and B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** To build an eight story (102' -4" in height) building, with 17,425 sq. ft. of commercial retail space on the 1<sup>st</sup> floor, 12,060 sq. ft. of office space and 15 residential dwelling units on the 2<sup>nd</sup> floor, and 110 residential dwelling units on the 3<sup>rd</sup> through 8<sup>th</sup> floors with 125 indoor parking spaces and 4 handicapped parking spaces, 80 bicycle parking spaces and two 10' x 25' loading berths.

**NO. 18712 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1637**

**Common Address:** 3545 W Palmer St.

**Applicant:** 3545 Palmer LLC

**Owner:** 3545 Palmer LLC

**Attorney:** Andrew Scott

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant proposes to redevelop the vacant building to permit three dwelling units and no commercial space. The project will also include approximately three off street parking spaces. The height shall remain unchanged at three stories.

**NO. 18690-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1615**

**Common Address:** 5525 W Diversey

**Applicant:** 5525 West Diversey Housing Development LLC

**Owner:** Long Grove Development Corp

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking to redevelop the subject property with a new three-story residential building containing 98 dwelling units and 45 onsite parking spaces. 19 of the proposed residential units will qualify as efficiency units. The proposed building will be masonry construction and measure 38'-1" in height. One loading berth will be provided onsite.

**NO. 18715-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1640**

**Common Address:** 4352 W Flournoy St

**Applicant:** Manal Masa

**Owner:** Manal Masa

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

**Purpose:** The property will be improved with a one story, 2,400 sq.ft. commercial strip mall. No dwelling units are proposed. The proposed building will be 16 feet 2 inches in height. The project will provide seven on-site parking spaces

**NO.18503 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6394**

**Common Address:** 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave

**Applicant:** 1000 South Michigan Equities LLC

**Owner:** Please see application for list of owners

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** DX-12 Downtown Mixed Use District and DX-16 Downtown Mixed Use District to DX-16 Downtown Mixed Use District and then to a Residential Business Planned Development

**Purpose:** to permit the construction of 86 story residential tower building with a height of 933' containing 506 dwelling units, ground floor retail space and 598 accessory parking spaces with the existing office building to remain

**NO. 18696-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1621**

**Common Address:** 1415 W Walton Street

**Applicant:** Walter Tech

**Owner:** David Eisenberg

**Attorney:** Dan Lauer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant intends to construct a 3 ½ story, three dwelling unit building with basement. The Footprint of the building will be 19 feet by 76 feet 1 inch in size and the height of the building shall be 44 feet 11 inches

**NO.18544-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7342**

**Common Address:** 1714-22 W Division St.  
**Applicant:** 1714 W Division Owners LLC  
**Owner:** 1714 W Division Owners LLC  
**Attorney:** Rolando Acosta  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant proposes an interior remodeling and the addition of a fourth story to the existing three story building. This mixed-use building will have 25 , residential dwelling units, zero automobile parking spaces pursuant to TOD, 25 bicycle parking spaces, approximately 6,426 square feet of retail space and no loading berth. The height of the proposed building is 55 feet

**NO.18569-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-18-15)**  
**DOCUMENT #02015-8029**

**Common Address:** 2245-49 N Rockwell Street  
**Applicant:** Kevin O'Donnell  
**Owner:** Kevin O'Donnell  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** In order to allow for the construction of a townhouse development consisting of two, four-unit residential dwelling unit townhouse buildings with 4 parking spaces each, and 2, three-unit residential dwelling unit townhouse buildings with 3 parking spaces each, for a total of 14 residential dwelling units townhouse buildings with 14 parking spaces. The front buildings will be two stories and 34' - 10" in height each and the rear buildings will be three stories and a height of 35'- 0" each

**NO. 18667 T1 ( 1<sup>st</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-658**

**Common Address:** 2074 N. Milwaukee, Chicago, IL  
**Applicant:** Milwaukee LLC  
**Owner:** Milwaukee LLC  
**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd.  
**Change Request:** B3-1 Community Shopping District to B3-3 Community Shopping District

**Purpose:** To construct a three story mixed use building with 1,125 sq ft of retail on the ground floor and dwelling units on floors 2 and 3 for a total of four dwelling units with 2 parking spaces